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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

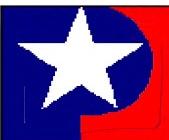
927,000 / 927,000

USE VALUE:

927,000 / 927,000

ASSESSED:

927,000 / 927,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
69-71		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIGOTT CHARLES A JR	
Owner 2:	
Owner 3:	

Street 1: 15 WINDERMERE PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476-6427 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2817 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4647		Sq. Ft.	Site		0	80.	1.20	1									447,528						447,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4647.000	479,500		447,500	927,000			26359
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/29/18		

Total Card / Total Parcel

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EXTERIOR INFORMATION

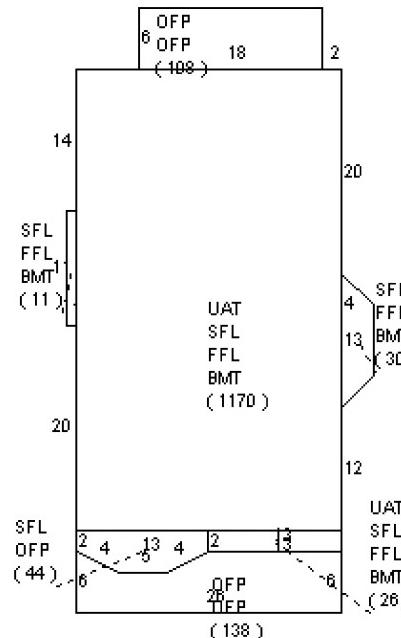
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Comments:	
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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRS: 4	Baths: 2 HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:		2	5	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

RES BREAKDOWN

CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ: 180.00	Rate Parcel ID Typ Date Sale Price
Size Adj.: 1.06699753	
Const Adj.: 0.98000199	
Adj \$ / SQ: 188.219	
Other Features: 101500	
Grade Factor: 1.00	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 694961	WtAv\$/SQ: AvRate: Ind.Val
Depreciation: 215438	Juris. Factor: Before Depr: 188.22
Depreciated Total: 479523	Special Features: 0 Val/Su Net: 104.47
	Final Total: 479500 Val/Su SzAd: 190.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,281	188.220	241,108	UAT	100	FLA	100	
BMT	Basement	1,237	56.470	69,848					
FFL	First Floor	1,237	188.220	232,827					
OPF	Open Porch	536	19.190	10,284					
UAT	Upper Attic	299	131.750	39,394					
Net Sketched Area: 4,590					Total:	593,461			
Size Ad	2518	Gross Area	5487	FinArea	2817				

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 040.0-0001-0007.A

More: N

Total Yard Items: []

Total Special Features: []

Total: []